

077.0

0001

0005.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,222,600 / 1,222,600

USE VALUE: 1,222,600 / 1,222,600

ASSESSED: 1,222,600 / 1,222,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		OLD MYSTIC ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BOYAGGI PATRICK T & HANNAH P	
Owner 2:	
Owner 3:	

Street 1: 61 OLD MYSTIC ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: CARNEY JOHN A -

Owner 2: -

Street 1: 98 RICHLFIELD RD

Twn/City: ARLINGTON

St/Prov: MAME Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 9,680 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Wood Shingle Exterior and 3400 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9680		Sq. Ft.	Site		0	70.	0.73	4									497,277			G13		497,300		

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9680.000			724,100		1,200		497,300		1,222,600							
Total Card							0.222			724,100		1,200		497,300		1,222,600		Entered Lot Size					
Total Parcel							0.222			724,100		1,200		497,300		1,222,600		Total Land:					
Source: Market Adj Cost														Total Value per SQ unit /Card:		359.59		Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED										
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										077.0-0001-0005.B		Prior Id # 1: 48665										
2020	101	FV	723,500	1200	9,680.	497,300	1,222,000	1,222,000	Year End Roll	12/18/2019		Prior Id # 2:		Prior Id # 3:		Prior Id # 1:		Prior Id # 2:		Prior Id # 3:		
2019	101	FV	559,900	0	9,680.	497,300	1,057,200	1,057,200	Year End Roll	1/3/2019												
2018	101	FV	559,900	0	9,680.	426,200	986,100	986,100	Year End Roll	12/20/2017												
2017	101	FV	559,900	0	9,680.	397,800	957,700	957,700	Year End Roll	1/3/2017												
2016	101	FV	559,900	0	9,680.	341,000	900,900	900,900	Year End	1/4/2016												
2015	101	FV	554,200	0	9,680.	305,500	859,700	859,700	Year End Roll	12/11/2014												
2014	101	FV	554,200	0	9,680.	282,700	836,900	836,900	Year End Roll	12/16/2013												
2013	101	FV	554,200	0	9,680.	269,600	823,800	823,800		12/13/2012												

BUILDING PERMITS										ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
11/23/2011	1550	Heat App	14,000					INSTALL 2 WARM AIR	11/15/2018	MEAS&NOTICE	CC	Chris C									
9/15/2011	1129	New Buil	215,000					NEW SINGLE FAMILY	8/17/2012	MLS	EMK	Ellen K									
									5/8/2012	Info Fm Plan	BR	B Rossignol									

Sign: VERIFICATION OF VISIT NOT DATA									
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**EXTERIOR INFORMATION**

Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	2 - Steel
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

**BATH FEATURES**

Full Bath:	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	2	Rating:	Average
WSFlue:		Rating:	

**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	2011
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	2
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	2
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

**DEPRECIATION**

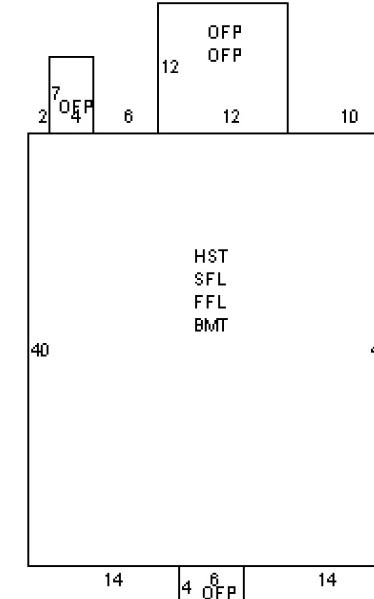
Phys Cond:	AV - Average	4.9	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	4.9	%

**CALC SUMMARY**

Basic \$ / SQ:	125.00
Size Adj.:	0.95882350
Const Adj.:	1.07089281
Adj \$ / SQ:	128.350
Other Features:	132692
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	761359
Depreciation:	37307
Depreciated Total:	724052

**COMMENTS**

SUBDIVISION & SALE SEE PARCEL 77-1-5A.  
GAS FIREPLACES..

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRS: 4 Baths: 3 HB	

**REMODELING****RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	8
4	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,360	38.500	52,367						
FFL	First Floor	1,360	128.350	174,556						
SFL	Second Floor	1,360	128.350	174,556						
HST	Half Story	680	128.350	87,278						
OFP	Open Porch	340	22.870	7,775						
Net Sketched Area:		5,100	Total:	496,532						
Size Ad	Gross Are	5780	FinArea	3400						

**SUB AREA DETAIL****IMAGE**

**AssessPro Patriot Properties, Inc**

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

PARCEL ID 077-0-0001-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X24	A	AV	2000	3.03	T	15.2	101			1,200			1,200

More: N Total Yard Items: 1,200 Total Special Features: [ ] Total: 1,200